



St. Olaves Road
Bootham, York
YO30 7EA

Offers Over £325,000



Located in the sought-after and central residential area of Bootham, this generous and beautifully presented first floor apartment offers modern open-plan living and would make an ideal first home or turnkey investment.

Accessed via a secure communal entrance, the apartment opens into a spacious entrance hall leading through to a bright and airy open-plan kitchen/living/dining space. Enjoying natural light from windows across three aspects, this well-designed area features stylish fitted wall and base units, integrated appliances, ample storage, and a convenient breakfast bar, perfect for both everyday living and entertaining.

The master bedroom includes built-in storage and a contemporary three piece en-suite shower room. A second well proportioned bedroom and a modern family bathroom with a shower over the bath complete the internal accommodation.

Externally, the property benefits from allocated parking and access to well maintained communal gardens for residents to enjoy.

Offered with no onward chain, this appealing apartment is expected to attract strong interest. Early viewing is highly recommended.

Leasehold
Length of lease- 130 years remaining
Ground rent- £0
Ground rent review period- fixed
Service charge- £2,124 per annum

Council Tax Band - D

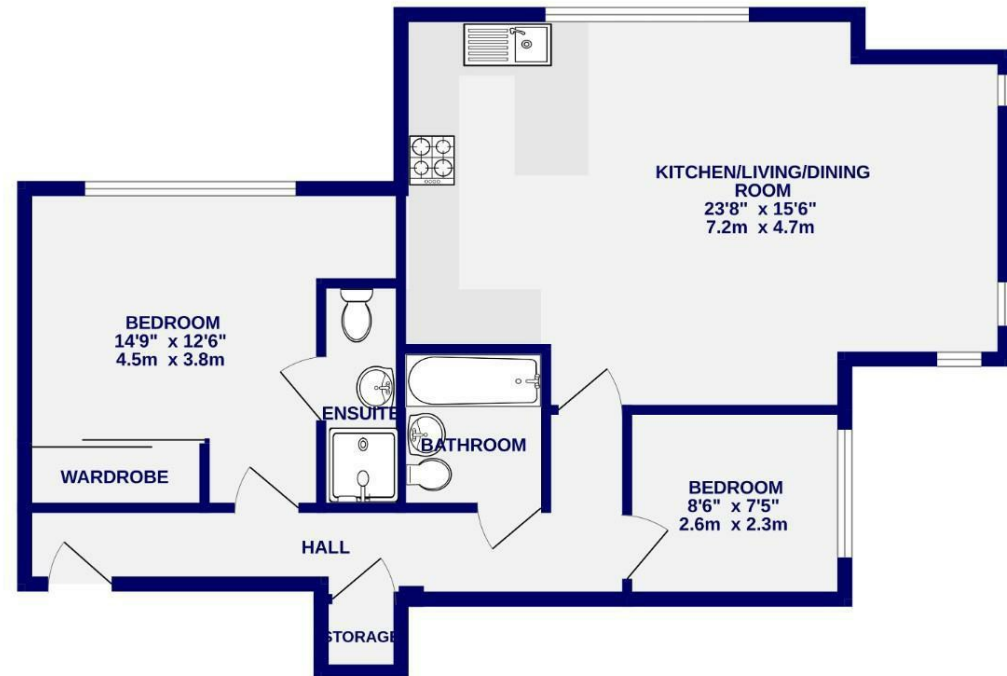




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Leasehold
Council Tax Band - D

- First Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Open Plan Reception Space
- Allocated Parking
- Central Location
- No Onward Chain
- EPC C



TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.
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